



Borough of Rumson

BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
June 25, 2026
7:30 P.M.**

- Pledge of Allegiance
- Roll Call
- Statement of compliance with the notice requirements of the Open Public Meetings Act.

Administrative

- Approval of May 28, 2026 Minutes
- Resolutions
 - **#26-8108_Schafer**, 5 Clover Lane, B97, L36, Zone: R-1

Old Business - None

New Business

- **Fox-Karnal**, 15 Sycamore Lane, B86, L12, Zone: R-1
Requested to keep farm animals and shelters in a Rumson Borough single-family residential zone. Requested relief: a use “d” variance and bulk “c” variances in connection with setbacks of accessory structures.
- **Cina**, 16 Harbor Drive, B111, L22 & 22.01, Zone: R-2
Proposed improvements consist of additions to the principal building, rear covered porch, outdoor kitchen, pool, spa, and patios. Requested relief: a use “d” variance (FAR) and bulk “c” variances in connection with: lot coverage, building coverage, floor area, and setbacks from a waterway.
- **Payne**, 25 Ridge Road, B100, L14, Zone: NB/R-4
Proposed improvements consist of renovation and additions to the existing nonconforming principal/accessory buildings and driveway realignment. Relief requested

for side yard setbacks and parking in the front yard. Existing unchanged nonconformities: Detached garage in the front yard.

- **Timoni / Leiro**, 105 South Ward Avenue, B139, L22, Zone: R-2
Proposed improvements consist of raising and expanding the existing nonconforming dwelling, driveway realignment and new rear deck. Requested relief: permission to expand a nonconforming dwelling, a use “d” variance (FAR) and bulk “c” variances in connection with: building coverage, floor area, setbacks and height.
- **Serpe**, 36 East River Road, B11, L12, Zone: R-2
Proposed improvements consist of new pool house. Requested relief: bulk “c” variance for side yard setback.
- **Karl**, 17 Heathcliff Road, B119, L5, Zone: R-1
Proposed improvements consist of a rear addition to the existing nonconforming dwelling on a nonconforming lot. Requested relief: permission to expand a nonconforming dwelling, bulk “c” variances in connection with: front yard setback, lot coverage, and existing lot area.

Executive Session

Adjournment

Next meeting to be held **July 23rd, 2026.**